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0006

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Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel
864,800 / 864,800

USE VALUE:

864,800 / 864,800

ASSESSED:

864,800 / 864,800


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
10		PUTNAM RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: KHACHADOURIAN ANTOINE	
Owner 2: KHACHADOURIAN JULIETTE H	
Owner 3:	
Street 1: 317 WATERTOWN ST	
Street 2: C/O ANTOINES PASTRY SHOP	
Twn/City: NEWTON	
St/Prov: MA	Cntry:
Postal: 02458	Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,908 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1939, having primarily Brick Veneer Exterior and 2376 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6908		Sq. Ft.	Site		0	85.	0.91	2									533,154						533,200	

Total AC/Ha: 0.15859

Total SF/SM: 6908

Parcel LUC: 101 One Family

Prime NB Desc: KEL/MANOR

Total: 533,154

Spl Credit

Total: 533,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

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EXTERIOR INFORMATION			BATH FEATURES			COMMENTS			SKETCH														
Type: 6 - Colonial	Sty Ht: 2 - 2 Story	(Liv) Units: 1 Total: 1	Full Bath: 1 Rating: Average	A Bath: Rating:	3/4 Bath: Rating:	SCUTTLE HOLE, OF=SHOWER STALL & SINK IN BMT.																	
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 8 - Brick Veneer	A 3QBth: Rating:	1/2 Bath: 1 Rating: Average	A HBth: Rating:																		
Sec Wall: %	OthrFix: 2 Rating: Average																						
Roof Struct: 2 - Hip	OTHER FEATURES		Kits: 1 Rating: Average	A Kits: Rating:	Other																		
Roof Cover: 1 - Asphalt Shgl			Fpl: 1 Rating: Average	WSFlue: Rating:	Upper																		
Color: BRICK					Lvl 2																		
View / Desir: k - Kelwyn Manor					Lvl 1																		
GENERAL INFORMATION			CONDOS INFORMATION																				
Grade: C+ - Average (+)	Location:	Total Units:	REMODELING			RES BREAKDOWN																	
Year Blt: 1939	Eff Yr Blt:	Floor:	Exterior:	No Unit	RMS	BRS	FL																
Alt LUC:	Alt %:	% Own:	Interior:	1	6	3	M																
Jurisdct:	Fact: .	Name:	Additions:																				
Const Mod:			Kitchen:																				
Lump Sum Adj:			Baths:																				
INTERIOR INFORMATION			Plumbing:																				
Avg Ht/FL: STD	Phys Cond: AV - Average	Total: 31 %	Electric:																				
Prim Int Wall: 2 - Plaster	Functional:		Heating:																				
Sec Int Wall: %	Economic:		General:																				
Partition: T - Typical	Special:																						
Prim Floors: 4 - Carpet	Override:																						
Sec Floors: 3 - Hardwood	Total: 31 %																						
Bsmnt Flr: 12 - Concrete																							
Subfloor:																							
Bsmnt Gar:																							
Electric: 3 - Typical																							
Insulation: 2 - Typical																							
Int vs Ext: S																							
Heat Fuel: 2 - Gas																							
Heat Type: 1 - Forced H/Air																							
# Heat Sys: 1	% Heated: 100	% AC:																					
Solar HW: NO	Central Vac: NO	% Sprinkled:																					
% Com Wall:																							
CALC SUMMARY			COMPARABLE SALES				SUB AREA			SUB AREA DETAIL													
			Rate	Parcel ID	Typ	Date	Sale Price	No Unit	RMS	BRS	FL	Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten	
			Basic \$ / SQ:	125.00				1	6	3	M	BMT	Basement	880	75,400	66,351	BMT	100	RRM	80 A			
			Size Adj.:	1.27799034								FFL	First Floor	880	165,350	145,506							
			Const Adj.:	1.03504646								SFL	Second Floor	792	165,350	130,955							
			Adj \$ / SQ:	165.347								GAR	Garage	200	28,460	5,693							
			Other Features:	79000								EFP	Enclos Porch	151	46,840	7,073							
			Grade Factor:	1.10								WDK	Deck	135	13,880	1,873							
			NBHD Inf:	1.00000000																			
			NBHD Mod:																				
			LUC Factor:	1.00																			
			Adj Total:	480096																			
			Depreciation:	148830																			
			Deprecated Total:	331266																			
			WtAv\$/SQ:		AvRate:		Ind.Val:																
			Juris. Factor:				Before Depr:	181.88															
			Special Features:	0			Val/Su Net:	109.05															
			Final Total:	331300			Val/Su SzAd:	198.15															
			PARCEL ID	018.0-0006-0009.0																			
			Mobile Home	Make:	Model:	Serial #:	Year:	Color:															
			SPEC FEATURES/YARD ITEMS												IMAGE	AssessPro Patriot Properties, Inc							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value						
2	Frame Shed	D	Y	1	8X10	A	AV	1960	0.00	T	40	101											
19	Patio	D	Y	1	8X12	A	FR	1960	6.00	T	51	101			300		300						
More: N			Total Yard Items:			300			Total Special Features:						Total:			300					